



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

Promoting the wise use of land  
Helping build great communities

<b>MEETING DATE</b> October 21, 2005 <b>EFFECTIVE DATE</b> November 4, 2005	<b>CONTACT/PHONE</b> Stephanie Fuhs (805) 781-5721	<b>APPLICANT</b> Jerry German	<b>FILE NO.</b> DRC2004-00251
<b>SUBJECT</b> Hearing to consider a request by Jerry German for a Minor Use Permit to allow construction of an approximately 10,900 square foot mixed-use commercial/residential project, consisting of an existing 1,550 square foot deli, with 2,948 square feet of new office/commercial lease spaces on the ground floor, and 6,415 square feet of new residential apartment units (9 one-bedroom units and one 2-bedroom unit) on the second floor. The project will result in the disturbance of the entire 14,727 square foot project site (located on four adjacent parcels). The proposed project is within the Commercial Retail land use category. The project is located at 1875 Front Street (on the east side of Highway One), west of 18th Street, in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.			
<b>RECOMMENDED ACTION</b> 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit DRC2004-00251 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 8, 2005 for this project. Mitigation measures are proposed to address Geology and Soils, Noise, and Public Services and Utilities and are included as conditions of approval.			
<b>LAND USE CATEGORY</b> Commercial Retail	<b>COMBINING DESIGNATION</b> Airport Review Area, Flood Hazard	<b>ASSESSOR PARCEL NUMBER</b> 062-083-004, -010, -013, -014	<b>SUPERVISOR DISTRICT(S)</b> 4
<b>PLANNING AREA STANDARDS:</b> 22.106.070 – Oceano Urban Area Standards <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> 22.10.060 – Exterior Lighting, 22.10.080 – Fencing and Screening, 22.10.090 – Height Measurement, 22.10.120 – Noise, 22.10.140 – Setbacks, 22.10.150 – Solid Waste Collection, 22.10.160 – Underground Utilities, 22.18 – Parking, 22.22 – Signs <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
<b>FINAL ACTION</b> This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on November 4, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Existing deli	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Retail/Commercial Uses <i>East:</i> Commercial Retail/Commercial Uses <i>South:</i> Commercial Retail/Commercial Uses <i>West:</i> Industrial/Industrial Uses	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano/Halcyon Community Advisory Council, Public Works, Environmental Health, Oceano Community Services District, ALUC, Cal Trans	
TOPOGRAPHY: Mostly level	VEGETATION: Grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Oceano Community Services District	ACCEPTANCE DATE: July 28, 2005

## DISCUSSION

### PLANNING AREA STANDARDS:

*22.106.070 – Oceano Urban Area Standards:*

*Oceano Specific Plan Compliance:* The Oceano Specific Plan sets forth design guidelines for new commercial and residential development in the Commercial Retail land use category. As proposed, the project complies with these guidelines.

*Curb, Gutter and Sidewalk Requirement:* As proposed and conditioned, the project will comply with this requirement.

*Airport Review Combining Designation:* The project has been reviewed and approved by the Airport Land Use Commission. In addition, an aviation easement will be required prior to issuance of construction permits.

### LAND USE ORDINANCE STANDARDS:

Standard	Allowable/Required	Proposed	Complies w/Standard?
<b>Setbacks</b>	No front, side or rear setbacks required in the central business district	For the lots fronting Front Street: No front, north side or rear setback, 15 foot south side setback For lot fronting 17 <sup>th</sup> Street: 3 foot front, 5 foot side and rear setbacks	Yes
<b>Height</b>	45 feet	35 feet	Yes
<b>Parking</b>	29 spaces total	20 spaces on-site 12 on-street parking spaces	Yes, see discussion*

Standard	Allowable/Required	Proposed	Complies w/Standard?
<b>Landscaping</b>	Landscape plan for entire site	Landscape plan for entire site	Yes, as conditioned
<b>Fencing</b>	Fencing plan	Fencing plan	Yes, as conditioned

\*The project meets the requirements for a shared parking reduction based on the mix of uses proposed for the project. In addition, a portion of the applicant's property lies along two alleys which provides access to some multi-family residential units and office spaces to the rear of the project site. This portion of the site could provide the area necessary for additional parking spaces, however, there is adequate on-street parking along the frontage of the three parcels (fronting on three streets) to provide the additional parking spaces needed. This parking configuration is preferable to blocking access along the alleys to the residential units.

*22.10.080 - Fencing and Screening:* Side and rear property lines shall have fencing at a minimum of six feet in height. As conditioned, the project will comply with this standard.

*22.10.090 - Height Limits:* The maximum height for commercial projects in the central business district of the Commercial Retail land use category is 45 feet. As proposed, the is approximately 35 feet and meets this standard.

*22.10.040 - Setbacks:* No setbacks are required in the central business district of the Commercial Retail land use category.

*22.18.050 - Parking:* 10 spaces are required for the residential portion of the project, 19 spaces are required for the existing deli, commercial and office spaces (see discussion above).

**COMMUNITY ADVISORY GROUP COMMENTS:** The Oceano/Halcyon Community Advisory Council supported the project (see attached referral response).

**AGENCY REVIEW:**

Public Works – Supports with conditions for flood hazard area, drainage plan, and curb, gutter and sidewalk

Environmental Health – Stock conditions for community water and sewer, food facilities require approval by the department

Oceano Community Services District – Supports with completion of items in the OCSD will-serve letter

ALUC – No concerns, require avigation easement

Cal Trans – No comments received

**LEGAL LOT STATUS:**

The four lots were legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs  
 and reviewed by Kami Griffin, Supervising Planner

## EXHIBIT A - FINDINGS

### *Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 8, 2005 for this project. Mitigation measures are proposed to address Geology and Soils, Noise, and Public Services and Utilities and are included as conditions of approval.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the mixed-use project of residential and office/commercial uses does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the mixed-use project of residential and office/commercial uses is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Front Street, an arterial road constructed to a level able to handle any additional traffic associated with the project.

### *Adjustments*

- G. Shared peak-hour parking is appropriate because the proposed uses have distinct and differing peak traffic usage periods and the most remote space in the parking lots is located no more than 300 feet from the pedestrian entrance to each use that the parking spaces serve. The total number of spaces which is 20, is no less than the number of spaces for the single use which is required to provide the most parking which is 29.
- H. Waiver of parking standards required by Land Use Ordinance Section 22.18.050, is justified because the characteristics of the use or its immediate vicinity do not necessitate the number of spaces because adequate on-street parking can be provided along Front Street and 17<sup>th</sup> Streets; and reduced parking will be adequate to accommodate on the site all parking needs generated by the use and no traffic problems will result from the proposed modification of parking standards.

*Residential in Commercial Retail or Office and Professional land use categories*

- I. The proposed use will not significantly reduce the community inventory of commercial property available to satisfy the commercial needs of the population envisioned by the Land Use Element of the General Plan, because the residential portion of the project is located on the second floor with the commercial and office uses at street level.
- J. The proposed use will not impede the continuing orderly development of community shopping areas with commercial and office uses, because the residential use is located on the second floor of the project with the commercial and office uses at street level.

**EXHIBIT B - CONDITIONS OF APPROVAL**  
***German Minor Use Permit DRC2004-00251***

**Approved Development**

1. This approval authorizes
  - a. construction of an approximately 10,900 square foot mixed-use commercial/residential project, consisting of an existing 1,550 square foot deli, with 2,948 square feet of new office/commercial lease spaces on the ground floor, and 6,415 square feet of new residential apartment units (9 one-bedroom units and one 2-bedroom unit) on the second floor.
  - b. maximum height is 45 feet from average natural grade.

**Conditions required to be completed at the time of application for construction permits**

***Site Development***

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved floor plans and architectural elevations.
3. **At the time of application for construction permits**, submit a revised site plan and landscape plans to the Department of Planning and Building for review and approval. The plan shall indicate the following and development shall be consistent with these plans:
  - a. Site plan to show fencing consistent with Section 22.10.080 of the Land Use Ordinance.
  - b. Site plan showing the method for solid waste disposal consistent with Section 22.10.150 of the Land Use Ordinance.
  - c. Landscape plan showing type, size and location of proposed plant materials.
  - d. Landscaping for parking areas containing three or more spaces shall provide sufficient trees so that within 10 years, 60 percent of the surface area of the lot is shaded by deciduous or evergreen trees.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

***Fire Safety***

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Oceano Community Services District for this proposed project.

***Services***

6. **At the time of application for construction permits**, the applicant shall provide a letter from Oceano Community Services District stating they are willing and able to service the property.

**Conditions to be completed prior to issuance of a construction permit**

***Fees***

7. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

***Geology and Soils***

8. **Prior to issuance of construction permits on all parcels**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts and flood control measures. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.
9. **Prior to issuance of construction permits**, the applicant shall provide plans showing the first floor elevated or flood proofed in accordance with FEMA and Land Use Ordinance regulations.

***Noise***

10. **Prior to issuance of construction permits for the residential units**, the applicant shall show on the construction plans the following for noise mitigation:
- a. air conditioning or a mechanical ventilation system,
  - b. windows and sliding glass doors mounted in low air infiltration rate frames,
  - c. solid core exterior doors with perimeter weather stripping and threshold shields,
  - d. glass windows in both windows and doors shall not exceed 20 percent of the floor area in a room, and
  - e. roof or attic vents facing the noise source shall be baffled.

***Improvements***

11. **Prior to issuance of construction permits**, the applicant shall obtain an encroachment permit from CalTrans for any new driveways accessing Cienaga Street (Highway 1).
12. **Prior to issuance of construction permits**, the applicant shall submit plans for curb, gutter and sidewalk for review and approval by the Public Works Department.

***Easement***

13. **Prior to issuance of construction permits**, the applicant shall grant an avigation easement to the County in a form acceptable to County Counsel.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

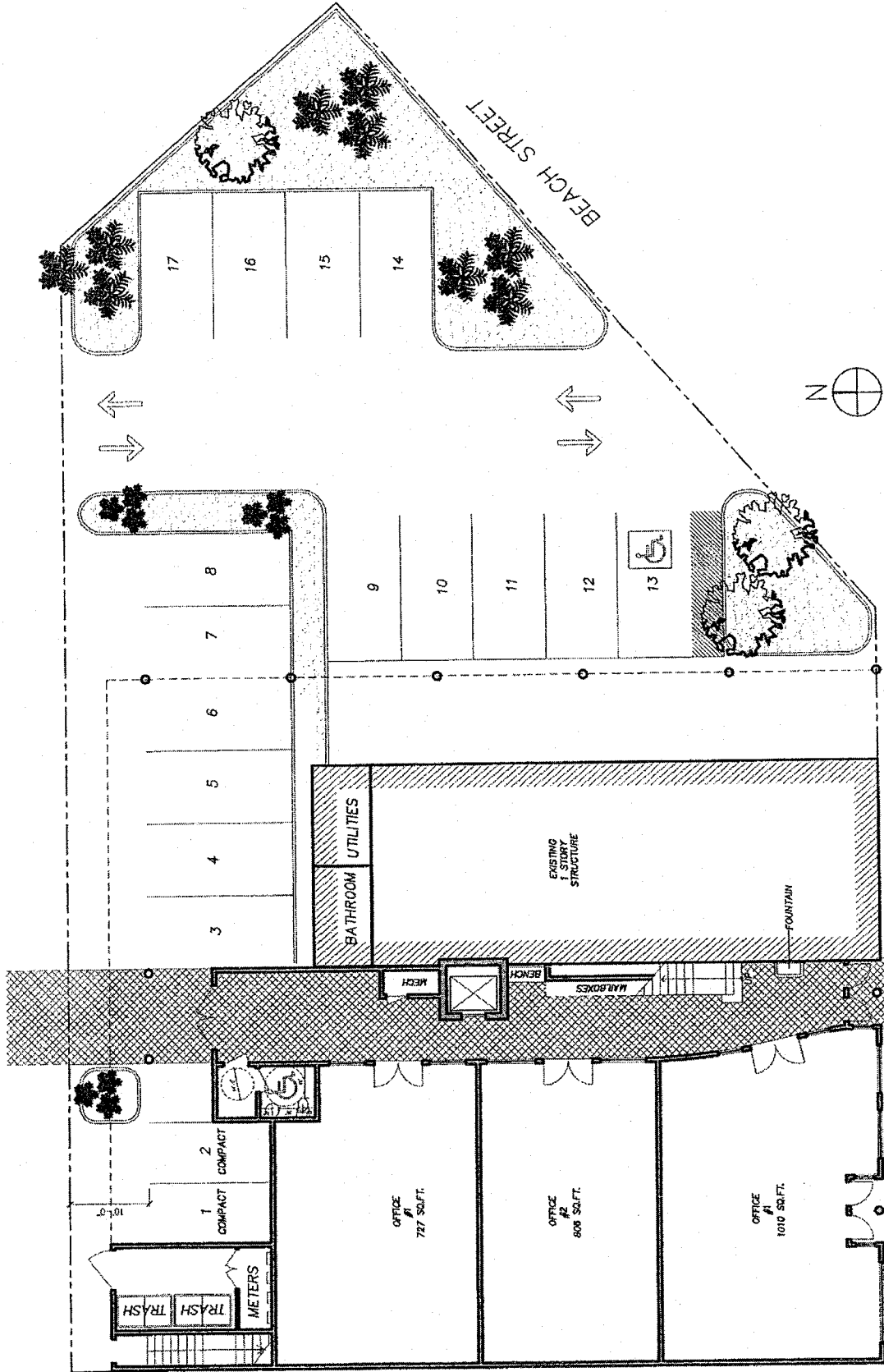
14. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
15. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from the Oceano Community Services District of all required fire/life safety measures.

16. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

17. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
18. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.





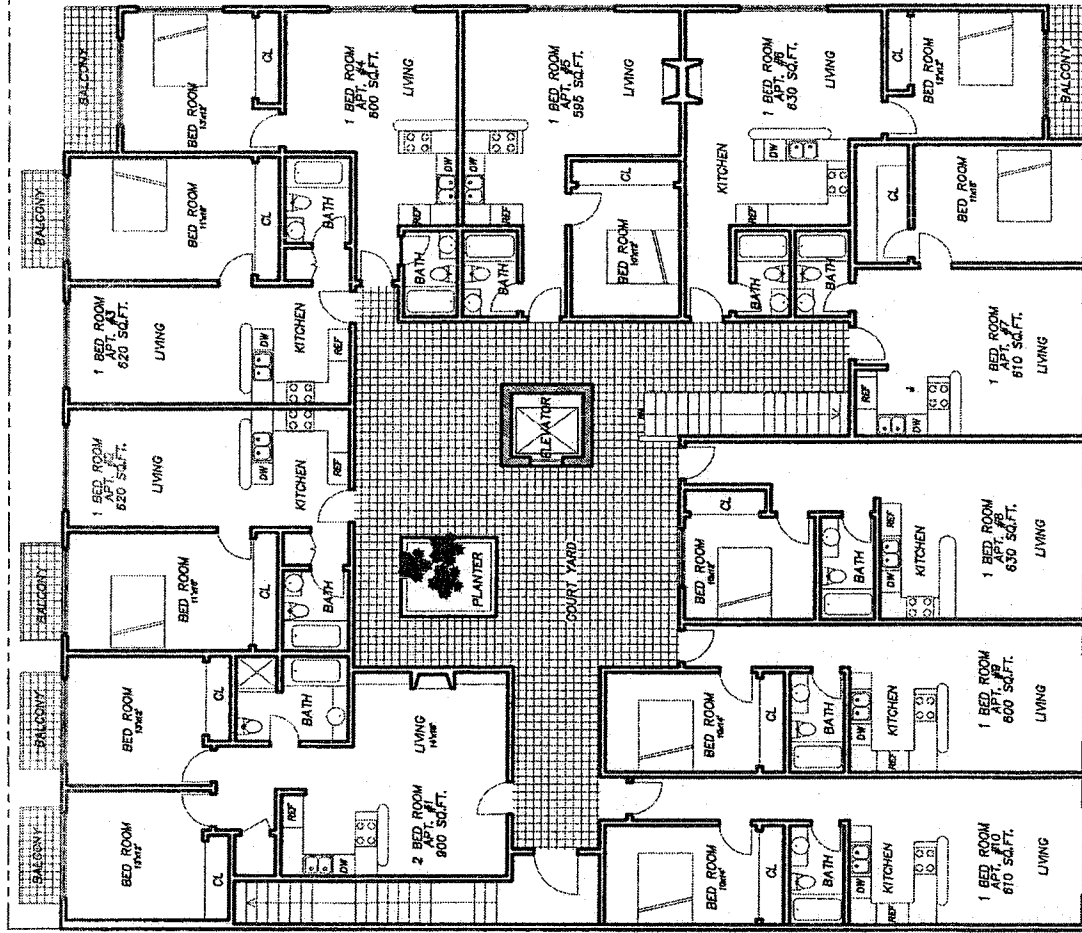
EXHIBIT

First Floor - Main Bldg



PROJECT

Minor Use Permit  
German DRC2004-00251



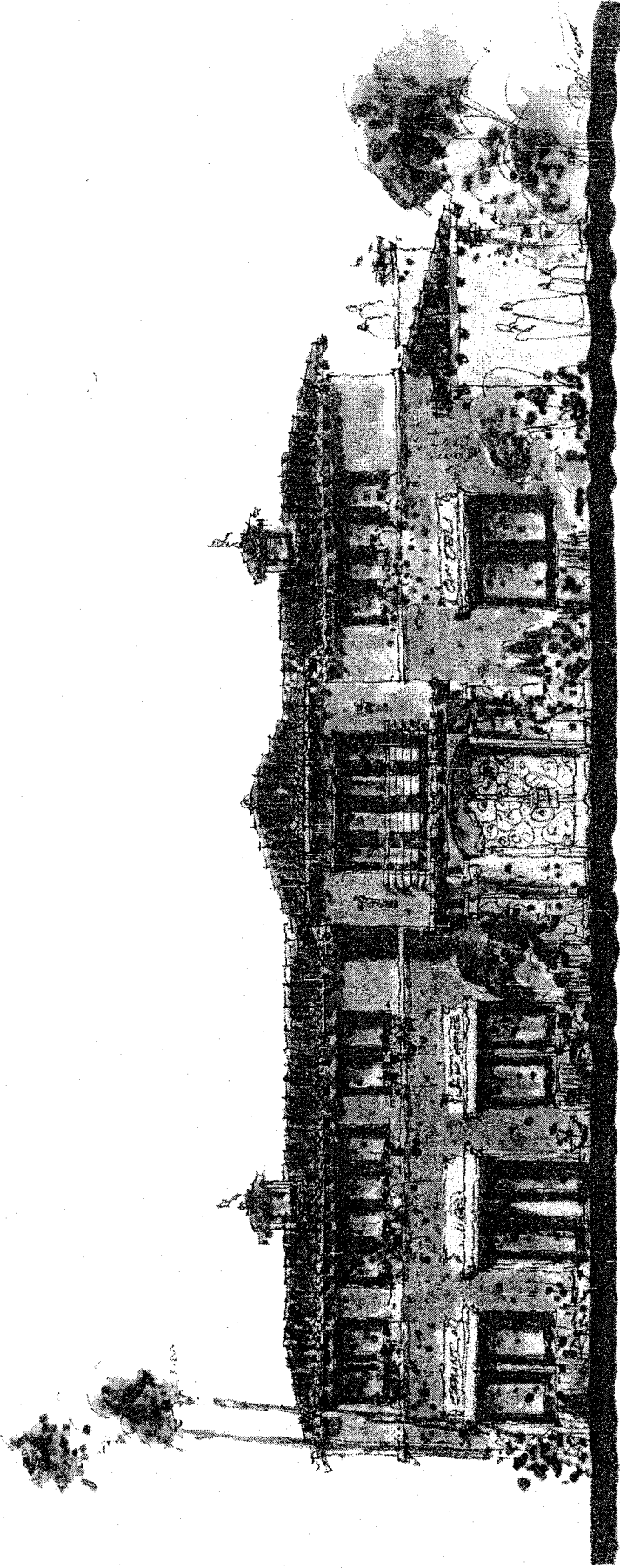
EXHIBIT

Second Floor - Main Bldg



PROJECT

Minor Use Permit  
German DRC2004-00251



\*\*\* DE MARIA DESIGN

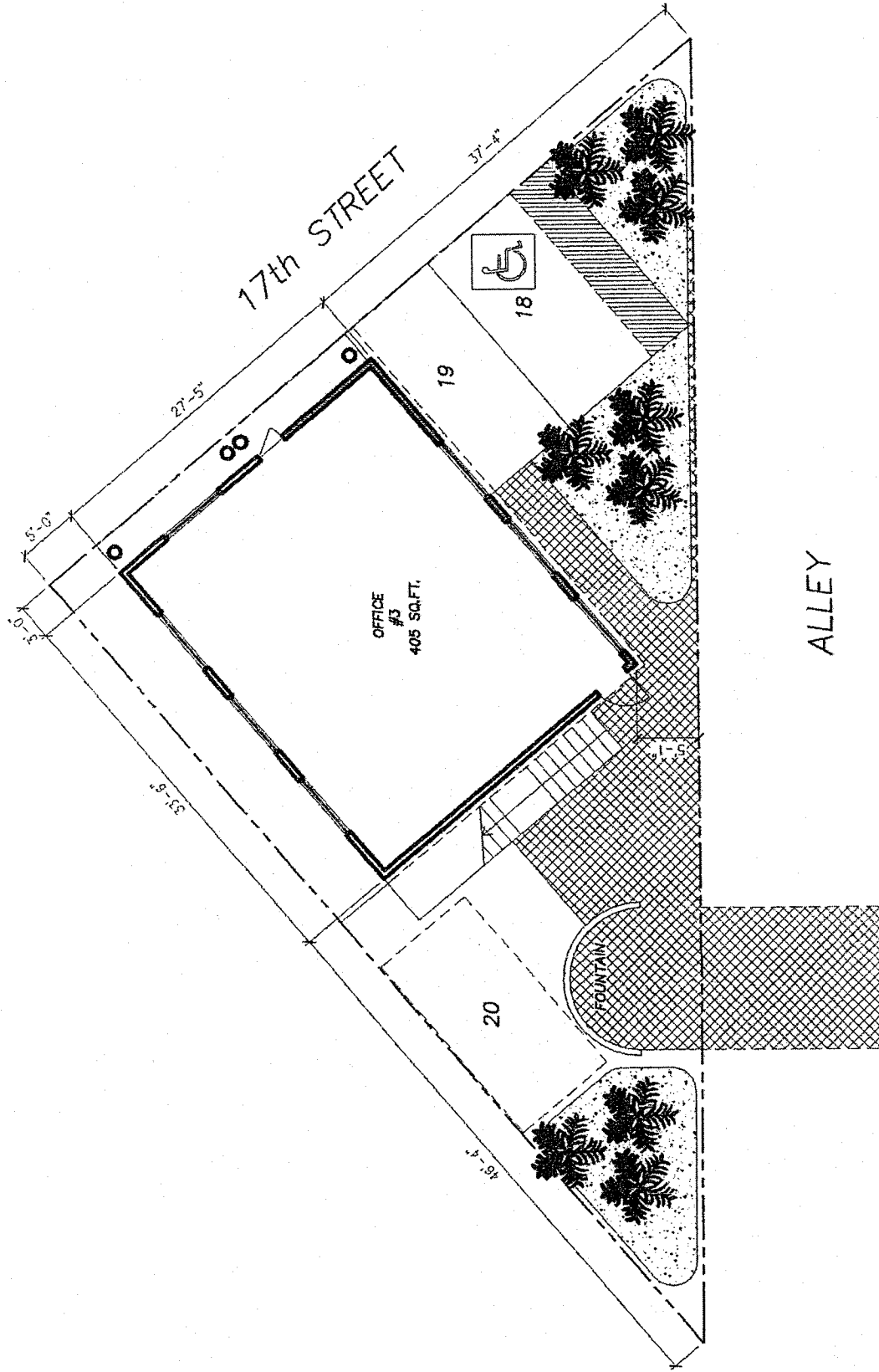
PROJECT

Minor Use Permit  
German DRC2004-00251



EXHIBIT

Front Elevation – Main Bldg



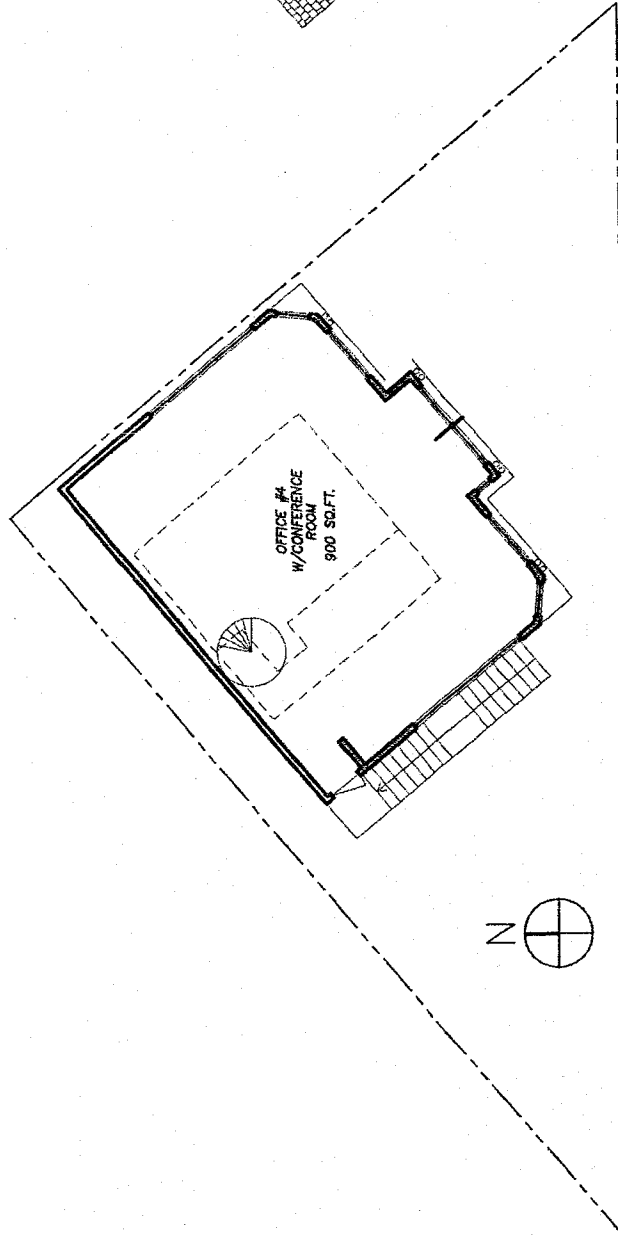
PROJECT

Minor Use Permit  
German DRC2004-00251

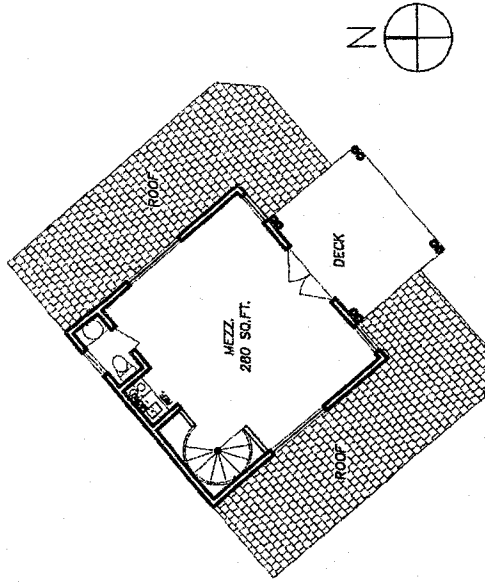
EXHIBIT

First Floor - Adj Bldg





SECOND FLOOR PLAN



THIRD FLOOR PLAN

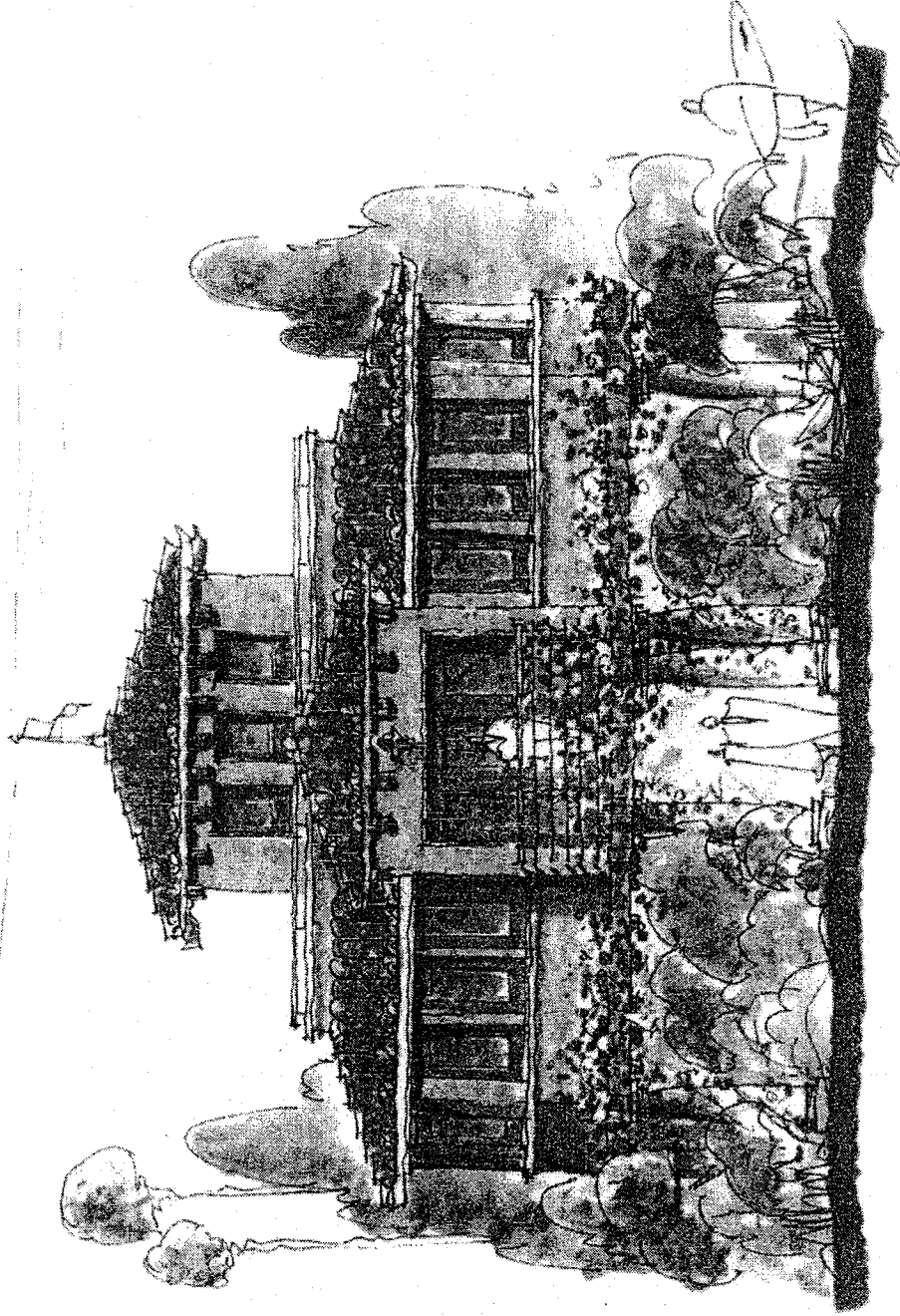
**PROJECT**

Minor Use Permit  
German DRC2004-00251

**EXHIBIT**

Second & Third Floor – Adj Bldg





DE MARIA DESIGN

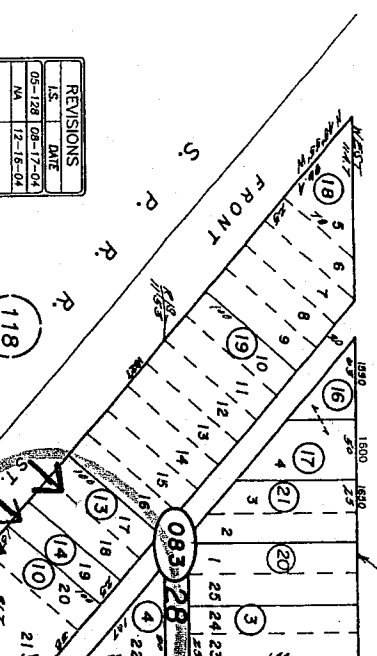
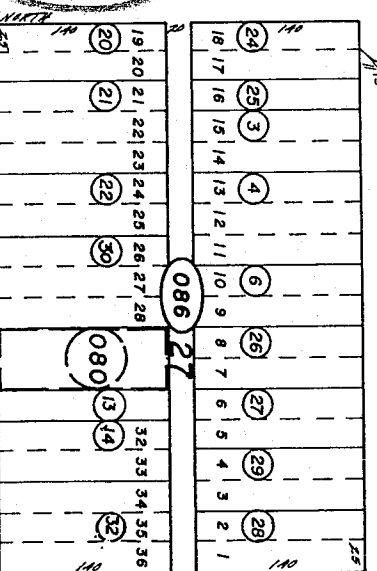
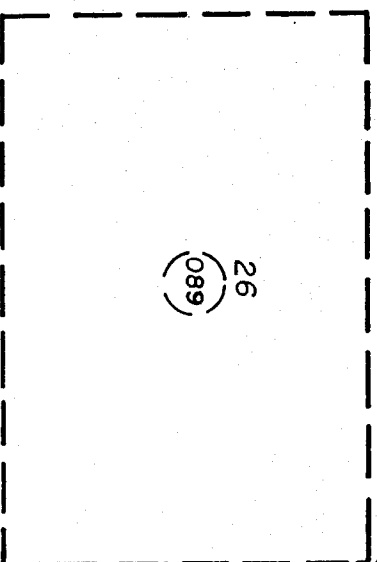
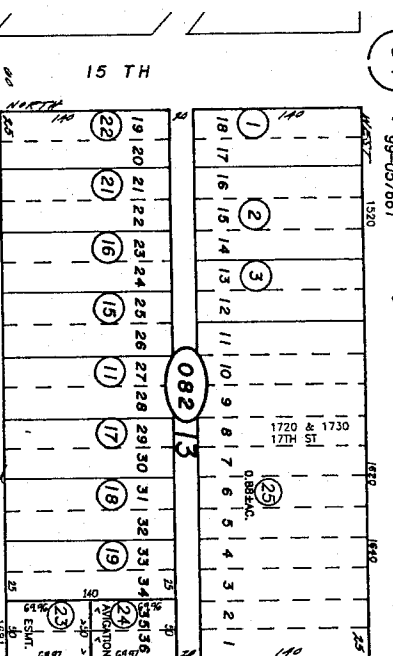
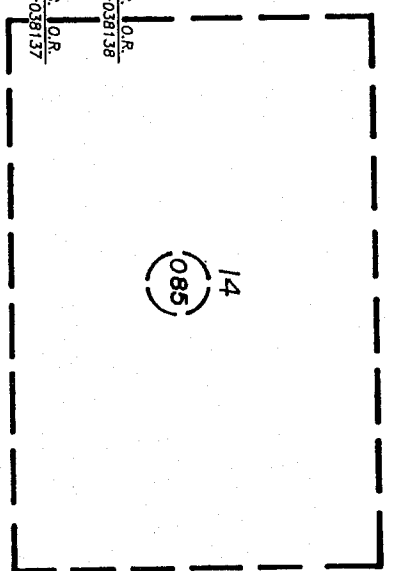
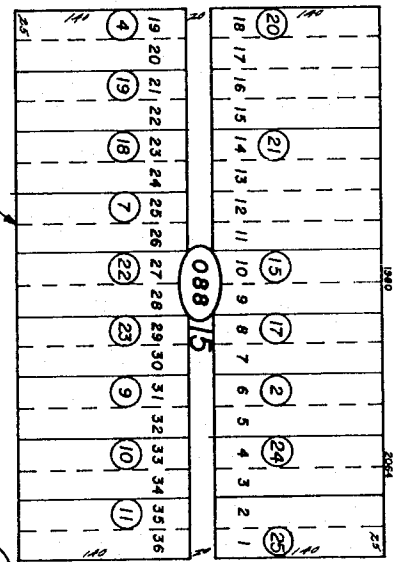
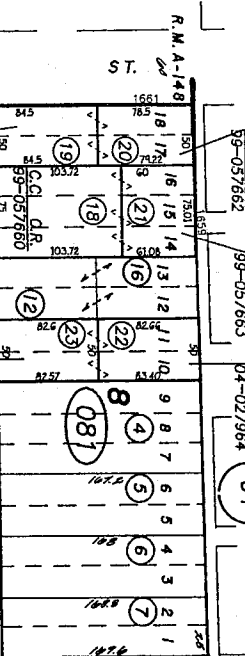
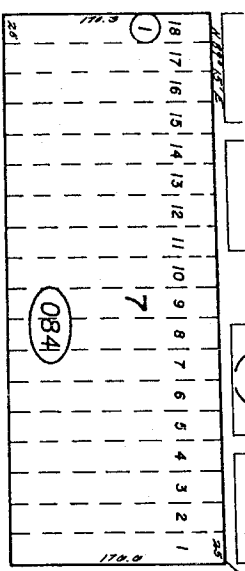
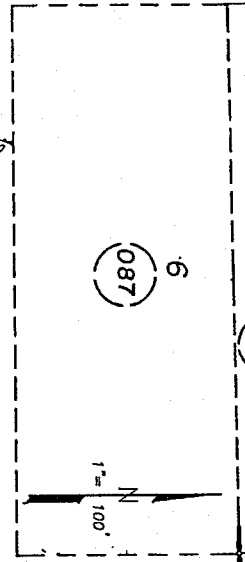
PROJECT

Minor Use Permit  
German DRC2004-00251

EXHIBIT

Front Elevation - Adj. Bldg

06 062-081

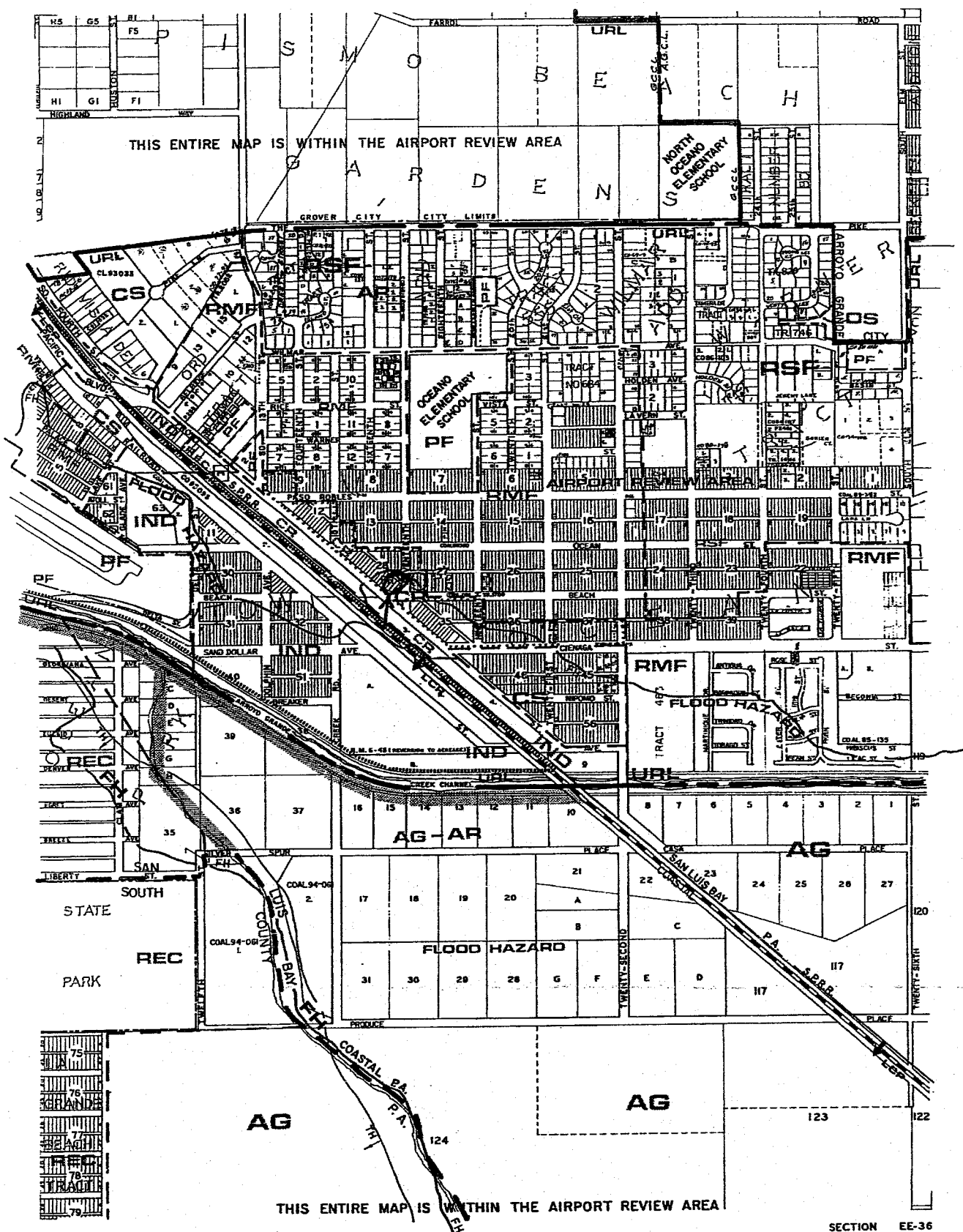


OCEANO MAP, COUNTY OF  
SAN LUIS OBISPO, CA  
BOOK 062 PAGE 081

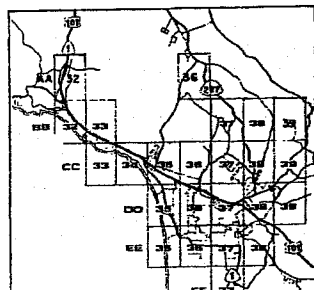
TOWN OF OCEANO, MAP 2, R.M. BK. A, PG. 148.

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

REVISIONS	
L.S.	DATE
05-128	05-17-04
NA	12-16-04



SECTION EE-36

[illegible][illegible]



Frank Hirsch  
635 Highland Hills Road  
Nipomo, CA 93444

September 20, 2005

Re: Oceano APN 062-083-004  
Requested Letter for Public Hearing.062-083-004  
Jerry German

Attention: Stephanie Fuhs, Project Manager

In regards to the notice of tentative action/public hearing; I did email twice in regards to the basic opposition I have briefly mentioned and I respectfully did appreciate your response. My lot is 003 which is right in the controversy that I briefly mentioned. I see a parking problem down the road with all the construction that is going on and the future. Front Street is very narrow and the commercial structures presently are very close to Front Street with its narrow sidewalk. There is no parking on the side of the mini deli (Front Street) across the street towards the railroad tracks there is dirt parking. Crossing the street can be dangerous because of the way the streets bends at this point. I have no objections to what Mr. German wants to do except that for all the units he is building the tenants also need parking. Suppose they have company then there would be another parking space needed. Since I am submitting these few lines, another thing I would like to mention of importance is the flooding that occurs every time we have a storm.

Thank you.

f.h.



I WOULD LIKE TO REQUEST  
A HEARING ON THIS MATTER

RECEIVED

SEP 22 2005

Planning & Bldg



FH1939@aol.com

09/19/2005 11:16 AM

To: sfuhs@co.slo.ca.us

cc:

Subject: project in oceano by mr. german

Thank you for your email response. I will comply with a short written response when i get a chance. Front street is very narrow as you likely know yourself. The amount of construction in progress and future would make it a problematic issue in regards to parking unless front street will be widened toward the ocean side. Presently the sidewalk is very narrow and the existing structures are very close to front street (obsolete planning) If Mr. German wants to do his project then i see as parcel 4 in front of mine, being the ideal place for dedicated parking.

thank you

f.h.



FH1939@aol.com

09/17/2005 04:32 PM

To: sfuhs@co.slo.ca.us

CC:

Subject: Notice of Tentative Action/Public Hearing

I Received a letter from your department in regards to Mr.Germans intention to build on 4 different lots. I personally have no objections except for lot number 062-083-004.The reason for my objection is the following. Front st. is too narrow and besides lot 004 should be a dedicated parking place. My lot 003 is right behind his. Also what is going to happen with 28 (the old alley) at one time i was told it would be dedicated to my property since my lot is really the key lot facing ocean and 17 th str. This is the response to your letter dated for a public hearing. Hopefully this e mail will answer my request ; if not could you please e mail me and request a letter.Thank you

Frank Hirsch



**COUNTY OF SAN LUIS OBISPO**  
**MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION**

FOR OFFICIAL USE ONLY (SF)

**ENVIRONMENTAL DETERMINATION NO. ED05-018**

**DATE: September 8, 2005**

**PROJECT/ENTITLEMENT:** German Minor Use Permit DRC2004-00251

**APPLICANT NAME:** Jerry E. German

**ADDRESS:** 2440 Black Walnut Rd., San Luis Obispo, CA 93405

**CONTACT PERSON:** Same as applicant

**Telephone:** 805-595-924

**PROPOSED USES/INTENT:** Request by Jerry German to allow for the establishment of two commercial/residential buildings, totaling 16,000 square feet, where the first building proposes to add to an existing 1,550 square foot deli, with 2,948 square feet of new office/commercial uses (ground floor), and 6,415 square feet of new residential apartment units (9 one-bedroom units and one 2-bedroom unit) on the second floor, which will result in the disturbance of the entire 14,727 square foot project site (located on three adjacent parcels). The proposed project is within the Commercial Retail land use category.

**LOCATION:** The project is located at 1875 Front Street (on the east side of Highway One), west of 18<sup>th</sup> Street, in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 310  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on September 22, 2005**

**20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No. \_\_\_\_\_**

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ Lead Agency  
☐ Responsible Agency approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**

California Department of Fish and Game  
**CERTIFICATE OF FEE EXEMPTION**  
De Minimis Impact Finding

**PROJECT TITLE & NUMBER:** German Minor Use Permit DRC2004-00251

**Project Applicant**

Name: Jerry E German  
Address: 2440 Black Walnut Rd.  
City, State, Zip Code: San Luis Obispo, CA 93405  
Telephone #: 805-595-9124

**PROJECT DESCRIPTION/LOCATION:** See attached Notice of Determination

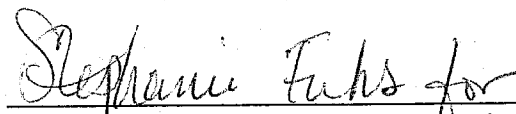
**FINDINGS OF EXEMPTION:**

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☒ (X) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ ( ) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ ( ) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ ( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. \_\_\_\_\_.
- ☐ ( ) Other: \_\_\_\_\_

**CERTIFICATION:**

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

  
**Ellen Carroll**, Environmental Coordinator  
County of San Luis Obispo

Date: 8/25/05



COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. German Minor Use Permit DRC2004-00251; ED 05-018

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- |                                                 |                                                               |                                                     |
|-------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Aesthetics             | <input checked="" type="checkbox"/> Geology and Soils         | <input type="checkbox"/> Recreation                 |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials          | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality            | <input checked="" type="checkbox"/> Noise                     | <input type="checkbox"/> Wastewater                 |
| <input type="checkbox"/> Biological Resources   | <input type="checkbox"/> Population/Housing                   | <input type="checkbox"/> Water                      |
| <input type="checkbox"/> Cultural Resources     | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use                   |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

STEPHANIE Fuchs  
Prepared by (Print)

Stephanie Fuchs  
Signature

8/25/05  
Date

John McKenzie  
Reviewed by (Print)

John McKenzie  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

8/30/05  
Date

### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Proposal by Jerry German for a Minor Use Permit to allow construction of two commercial/residential buildings, totaling 16,000 square feet, where the first building proposes to add to an existing 1,550 square foot deli, with 2,948 square feet of new office/commercial uses (ground floor), and 6,415 square feet of new residential apartment units (9 one-bedroom units and one 2-bedroom unit) on the second floor. The project will result in the disturbance of the entire 14,727 square foot project site (located on three adjacent parcels). The proposed project is within the Commercial Retail land use category. The project is located at 1875 Front Street (on the east side of Highway One), west of 18th Street, in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.

**ASSESSOR PARCEL NUMBER(S):** 062-083-010, 013, 014, & 004      **SUPERVISORIAL DISTRICT #** 4

### **B. EXISTING SETTING**

**PLANNING AREA:** San Luis Bay (Inland), Oceano

**LAND USE CATEGORY:** Commercial Retail

**COMBINING DESIGNATION(S):** Flood Hazard, Airport Review

**EXISTING USES:** Commercial use , vacant

**TOPOGRAPHY:** Nearly level

**VEGETATION:** Grasses

**PARCEL SIZE:** 14,627 square feet

**SURROUNDING LAND USE CATEGORIES AND USES:**

*North:* Commercial Retail; commercial use

*East:* Commercial Retail; commercial use

South: Commercial Retail; commercial use

West: Industrial; industrial uses

### C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

#### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	<b>AESTHETICS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located on Front Street (Highway One) in the Central Business District of Oceano. The proposed project is a two-story mixed-use commercial retail/residential development with mediterranean style architecture consisting of stucco siding and red tile roofing materials.

**Impact.** The proposed project will complement the existing commercial development and no significant visual impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

2.	<b>AGRICULTURAL RESOURCES - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## 2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The soil types include: Oceano sand, (0 - 9 % slope). As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "VI", and the "irrigated" soil class is "IV".

**Impact.** The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** No mitigation measures are necessary.

## 3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** As proposed, the project will result in the disturbance of approximately 14,600 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the

general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

4. <b>BIOLOGICAL RESOURCES -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

The project site occurs within the Santa Barbara Vernal Pool Region designated by the California Department of Fish and Game and is also in an area with identified vernal pool habitat. Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

**Plants:** San Luis Obispo Monardella (*Monardella frutescens*); La Graciosa Thistle (*Cirsium loncholepis*) app. 0.7 mile northwest of the site; Crisp Monardella (*Monardella crispa*) app. 0.7 mile south of the site

**Wildlife:** Monarch Butterfly (*Danaus plexippus*) in multiple locations between app. 0.8 and 1.0 mile east and northeast of the site; Western Snowy Plover (*Charadrius alexandrius nivosus*) app. 0.5 mile west of the site; South/Central Coast California Steelhead (*Oncorhynchus mykiss irideus*) app. 0.2 mile south of the site; California Red Legged Frog (*Rana aurora draytonii*) app. 0.2 mile south of the site

**Habitats:** Central Foredunes app. 0.85 mile west of the site; Central Dune Scrub app. 0.75 mile west of the site; potential California Red Legged Frog Habitat (*Rana aurora draytonii*) habitat app. 0.1 mile south of the site; site located within Santa Barabar Vernal Pool Region

**Impact.** The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. A site visit of the project site was made on May 11, 2005 by Planning staff to identify the potential for vernal pool habitat and/or listed plant and fairy shrimp species. At this time, no evidence of vernal pools or potential areas for ponded water was observed. Therefore, there

was no indication of habitat suitable for supporting fairy shrimp or sensitive plant species associated with vernal pools. In addition, the vegetation that occurs on the site consists of weeds and some ornamental landscaping adjacent to the existing deli. The habitat for monarch butterflies occurs in the eucalyptus trees on the Nipomo Mesa. The habitat for steelhead and California Red Legged Frog are within the Arroyo Grande Creek which is across Highway 1 to the south. Finally, snowy plover habitat occurs on the Oceano sand dunes to the south west.

**Mitigation/Conclusion.** No significant biological impacts are expected to occur, and no mitigation measures are necessary.

## 5. CULTURAL RESOURCES -

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** A Phase I (surface) survey was conducted (Dills, 1994). No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

## 6. GEOLOGY AND SOILS -

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 6. GEOLOGY AND SOILS -

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate.

No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

**DRAINAGE** – The area proposed for development is within the 100-year Flood Hazard designation. The closest creek (Arroyo Grande Creek) from the proposed development is approximately 0.2 mile to the southwest. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows. For areas within the 100-year Flood Hazard designation, development will need to be elevated or flood proofed.

**Impact.** As proposed, the project will result in the disturbance of approximately 14,600 square feet.

**Mitigation/Conclusion.** There is no evidence that measures above what will already be required by ordinance or codes are needed. Flood control measures shall be included in a "Flood Control" drainage plan in compliance with the construction standards contained within Section 22.14.060(D) of the Land Use Ordinance (construction standards for properties within the Flood Hazard combining designation area). This plan will also need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The plan will need to

show that there will not be any increase in floodwater elevations beyond that permitted by local and federal requirements.

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is within the Airport Review area. The project was referred to the Airport Land Use Commission (ALUC) for review for consistency with the Airport Land Use Plan. It was determined that the project is consistent with the Airport Land Use Plan because there are no impacts associated with noise or safety.

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. Because the project site is within the Airport Review Area, an aviation easement will be required prior to issuance of construction permits.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond the recordation of an aviation easement prior to issuance of construction permits.

**8. NOISE - Will the project:**

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The site is approximately 0.2 mile southeast of Oceano Cold Storage, 0.05 mile east of the Southern Pacific Railroad line, and is directly adjacent to Highway 1. The topography between the (highway) and the site is nearly level. Because the site is nearly level, topography will have little impact on decreasing noise levels from the noise source to the project site. In reviewing the County's Noise Element, the noise contour maps indicated that the western half of the site could be in the range of 60 to 70 dbA from the packing plant and railroad line on the western side of Front Street. The county considers residences, offices and schools as sensitive noise receptors. The Land Use Ordinance requires that new stationary noise sources shall not exceed a daytime 50 decibel threshold at the property line(s) that abut the residential category, nor a 45 decibel threshold at night.

**Impact.** As proposed, future residents on portions of the project site may be exposed to unacceptable levels from nearby road-related noise and a stationary noise source to the east (Oceano Cold Storage), which is considered a potentially significant effect. Indoor and outdoor activity areas for the project could exceed the standards of the Noise Element.

**Mitigation/Conclusion.** The project design consists of an interior courtyard on the second floor for the proposed residential units. The building will act as a sound buffer to decrease noise to an acceptable level. Interior mitigation for future residential construction shall include: air conditioning or mechanical ventilation system, windows and sliding glass doors mounted in low air infiltration rate frames, solid core exterior doors with perimeter weather stripping and threshold seals, glass windows in both windows and doors shall not exceed 20 percent of the floor area in a room, and roof or attic vents facing the noise source shall be baffled. These measures have been incorporated into the developers statement for the project and will reduce noise impacts to insignificant levels.

9. POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**9. POPULATION/HOUSING -***Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County has recently adopted a revised Housing Element. One of the new Housing Element Programs (Program HE 1.9) indicates that the County will prepare an Inclusionary Housing Ordinance during 2005. Upon adoption of the ordinance, future commercial development may be required to pay a fee to support development of new affordable housing.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

**10. PUBLIC SERVICES/UTILITIES -***Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Mesa Station 22) is approximately 5.4 miles to the south, the project area is also served by the Oceano Fire Department whose closest

station is approximately 0.25 mile to the north . The closest Sheriff substation is in Oceano, which is approximately 0.3 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

**Impact.** The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

<b>11. RECREATION - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** No significant recreation impacts are anticipated, and no mitigation measures are necessary.

<b>12. TRANSPORTATION/ CIRCULATION - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**12. TRANSPORTATION/  
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Future development will access onto Front Street, an arterial road, and 17<sup>th</sup> and Beach Streets, both local roads. The identified roadways are operating at acceptable levels of service. Referrals were sent to Public Works and Caltrans. No significant traffic-related concerns were identified.

**Impact.** The proposed project is estimated to generate about 60.5 residential trips per day, based on the Institute of Traffic Engineer's (ITE) manual of 6.72/unit. The project proposes 4,500 square feet of commercial lease space. The actual uses contained within these lease spaces are not currently known, therefore the Central Business District shopping center standard from the ITE manual was used for this project. The total number of daily trips is 42.94, for a total of approximately 103 daily trips for the entire project. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

**Mitigation/Conclusion.** No significant traffic impacts were identified, and no mitigation measures are necessary.

**13. WASTEWATER - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project's waste disposal needs will be served by the Oceano Community Services District. The applicant has submitted a will-serve letter from the Oceano Community Services District.

**Impact.** No significant impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes to use a community water system (OCSD) as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek (Arroyo Grande Creek) from the proposed development is approximately 0.2 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

**Impact.** As proposed, the project will result in the disturbance of approximately 14,600 square feet. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 2.66 acre feet/year (AFY)

$$9 \text{ multi-family units } (.240/\text{unit}) + 4,500 \text{ square feet of commercial lease space } (.110/1,000 \text{ square feet}) = 2.66 \text{ afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of</i>				

**California history or prehistory?**

☐☐☒☐

- b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)**

☐☒☐☐

- c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Review", or the California Environmental Resources Evaluation System at "[http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines/](http://ceres.ca.gov/topic/env_law/ceqa/guidelines/)" for information about the California Environmental Quality Act.

### **Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<b><u>Contacted</u></b>	<b><u>Agency</u></b>	<b><u>Response</u></b>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input checked="" type="checkbox"/>	Airport Land Use Commission	Attached
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	OceanoCommunity Service District	Attached
<input checked="" type="checkbox"/>	Other <u>Oceano Halcyon Advisory Council</u>	In File**
<input type="checkbox"/>	Other _____	Not Applicable

**\*\* "No comment" or "No concerns"-type responses are usually not attached**

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

*Archaeological Surface Survey, Charles Dills, 1994*

## **Exhibit B - Mitigation Summary Table**

### **Geology and Soils**

1. **Prior to recordation of the final map and issuance of construction permits on all parcels**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.
2. **Prior to issuance of construction permits**, the applicant shall provide plans showing the first floor elevated or flood proofed in accordance with FEMA and Land Use Ordinance regulations.

### **Noise**

3. **Prior to issuance of construction permits for the residential units**, the applicant shall show on the construction plans the following for noise mitigation:
  - a. air conditioning or a mechanical ventilation system,
  - b. windows and sliding glass doors mounted in low air infiltration rate frames,
  - c. solid core exterior doors with perimeter weather stripping and threshold shields,
  - d. glass windows in both windows and doors shall not exceed 20 percent of the floor area in a room, and
  - e. roof or attic vents facing the noise source shall be baffled.

DATE: August 26, 2005

**DEVELOPER'S STATEMENT FOR GERMAN MINORUSE PERMIT  
ED05-018 (DRC2004-00251)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**Geology and Soils**

1. **Prior to recordation of the final map and issuance of construction permits on all parcels**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts and flood control measures. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

**Monitoring:** Compliance will be verified by the Public Works and Planning and Building Departments in consultation with the Environmental Coordinators office.

2. **Prior to issuance of construction permits**, the applicant shall provide plans showing the first floor elevated or flood proofed in accordance with FEMA and Land Use Ordinance regulations.

**Monitoring:** Compliance will be verified by the Public Works and Planning and Building Departments in consultation with the Environmental Coordinators office.

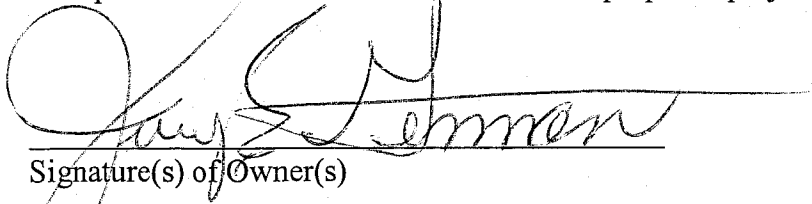
**Noise**

3. **Prior to issuance of construction permits for the residential units**, the applicant shall show on the construction plans the following for noise mitigation:
  - a. air conditioning or a mechanical ventilation system,
  - b. windows and sliding glass doors mounted in low air infiltration rate frames,
  - c. solid core exterior doors with perimeter weather stripping and threshold shields,
  - d. glass windows in both windows and doors shall not exceed 20 percent of the floor area in a room, and
  - e. roof or attic vents facing the noise source shall be baffled.



**Monitoring:** Compliance will be verified by the Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

  
Signature(s) of Owner(s)

Date 08-30-05

JERRY E. GERMAN  
Name(s) (Print)



9

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

JUN - 2 2005

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

5/31/05

FROM

PW

German

FROM  
70

South Co. Team

(Please direct response to the above)

PRC 2004-00251

Project Name and Number

Development Review Section (Phone:

788-2009 )

\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION: MUP -> 16,000 sf. mixed use bldg. on  
14,627 sf. lot. Located off 17th & Front Street in  
Oceano. APNs: 062-083-010, 013, 014 & 004.

Return this letter with your comments attached no later than:

6/16/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND APPROVAL - Flood HAZ AREA - Residential on 2nd Floor - Good, 1st Floor  
will need to be elevated or flood proofed. This is also an area of localized flooding -  
I think we need a statement/study explaining how they are improving this  
situation or at least not making it worse. C.G. & SW on 17th, Beach & Front St.  
This will require both State & County Permits.

21 JUNE 2005  
Date

Goodwin  
Name

5252  
Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## APPLICATION TYPE CHECK ALL THAT APPLY

- |                                                                             |                                                                   |                                                          |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Emergency Permit                                   | <input type="checkbox"/> Tree Permit                              | <input checked="" type="checkbox"/> <del>Plot Plan</del> |
| <input type="checkbox"/> Zoning Clearance                                   | <input checked="" type="checkbox"/> <del>Site Plan</del>          | <input checked="" type="checkbox"/> Minor Use Permit     |
| <input checked="" type="checkbox"/> Conditional Use Permit/Development Plan | <input type="checkbox"/> Surface Mining/Reclamation Plan          | <input type="checkbox"/> Variance                        |
| <input type="checkbox"/> Other                                              | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver           |                                                          |
|                                                                             | <input type="checkbox"/> Modification to approved land use permit |                                                          |

## APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name JERRY E GERMAN Daytime Phone 595-9124  
Mailing Address 2440 BLACKWALNUT RD Zip 93405  
Email Address: JEGERMAN@EARTHLINK.NET

☐ Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_  
Email Address: \_\_\_\_\_

☐ Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_  
Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 14,627 ☒ Assessor Parcel Number(s): 062-083-004 / 062-083-010  
062-083-013 / 062-083-014

Legal Description: \_\_\_\_\_

Address of the project (if known): 1755 17TH ST - 1875 FRONT ST

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: FRONT ST - BEACH ST - 17TH ST.

Describe current uses, existing structures, and other improvements and vegetation on the property:

3 VACANT LOTS EXISTING BLG APPROX 1900' & PARKING LOT

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): NEW BLGS. TO BE MIXED USE  
RES/COM/RETAIL WITH EXISTING 1900' BLG TOTAL 16,502

## LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Jerry E German Date 05-27-05

## FOR STAFF USE ONLY

Reason for Land Use Permit:

Area Std.



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

## THIS IS A NEW PROJECT REFERRAL

DATE: 5/31/05  
TO: OTAC  
FROM: South Co. Team  
(Please direct response to the above)

German  
PRC 2004-00251  
Project Name and Number

Development Review Section (Phone: 788-2009) \*OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: MUP -> 16,000 sf. mixed use bldg. on  
14,627 sf lot. Located off 17th & Front Street in  
Oceano. APNs: 062-083-010, 013, 014 & 004.

Return this letter with your comments attached no later than: 6/16/05

**PART I** IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
X YES  
       NO

**PART II** ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
       NO (Please go on to Part III)  
       YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

**PART III** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

BEAUTIFUL PROJECT, KEEP US POSTED

6-30-05  
Date

P. Wilson, Chair  
Name

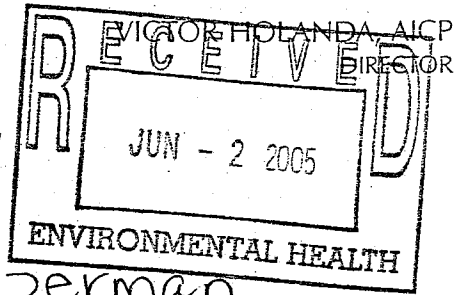
473-0401  
Phone



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

(SF)

THIS IS A NEW PROJECT REFERRAL



DATE: 5/31/05  
TO: Env. Health  
FROM: South Co. Team  
(Please direct response to the above)

PRC 2004-00251  
Project Name and Number

Development Review Section (Phone: 788-2009)

\*OR ASK THE SWITCH-BOARD FOR THE PLANNING

PROJECT DESCRIPTION: MUP -> 16,000 sf. mixed use bldg. on  
11,627 sf. lot. Located off 17th & Front Street in  
Ocean. APNs: 062-083-010, 013, 014 & 004.

Return this letter with your comments attached no later than: 6/16/05

**PART I** IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

       YES  
       NO

**PART II** ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

       NO (Please go on to Part III)  
       YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

**PART III** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Provide applicant with stock conditions for community water & sewer. Applicant  
shall provide the intent to sewer from OCSD in order to receive  
preliminary approval. Thanks! Building permits for food facilities  
shall not be issued until plans are submitted and approved

6/14/05 Laurie Sal 781-5551  
Date Name Phone

by the consumer protection section in Environmental Health.

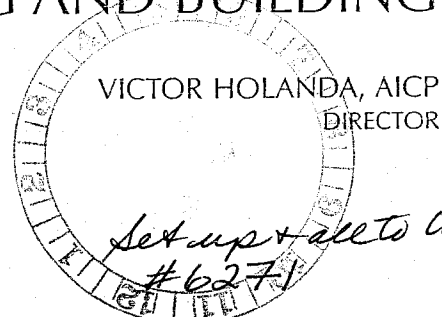


9

(SF)

# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

**THIS IS A NEW PROJECT REFERRAL**



DATE: 5/31/05  
TO: Oceano CSD  
FROM: South Co. Team  
(Please direct response to the above)

German  
PRC 2004-00251  
Project Name and Number

Development Review Section (Phone: 788-2009) \*OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION: MUP -> 16,000 sf. mixed use bldg. on 14,627 sf. lot. Located off 17th & Front Street in Oceano. APNs: 062-083-010, 013, 014 & 004.

Return this letter with your comments attached no later than: 6/16/05

**PART I** IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
X YES  
NO

**PART II** ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
X NO (Please go on to Part III)  
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

**PART III** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

**WE RECOMMEND APPROVAL UPON SATISFACTORY COMPLETION OF CONDITIONS**

**IN THE OCSD WILL-SERVE LETTER.**

JUNE 08, 2005 Date  
Philip T. Davis Name **PHILIP T. DAVIS**  
(805) 481-6730 Phone



SF  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/31/05

TO: ALUC

FROM: South Co. Team  
(Please direct response to the above)

German  
PRC 2004-00251  
Project Name and Number

Development Review Section (Phone: 788-2009) \*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION: MUP -> 16,000 sf. mixed use bldg. on  
14,627 sf. lot. Located off 17th & Front Street in  
Oceano. APNs: 062-083-010, 013, 014 & 004.

Return this letter with your comments attached no later than: 6/16/05

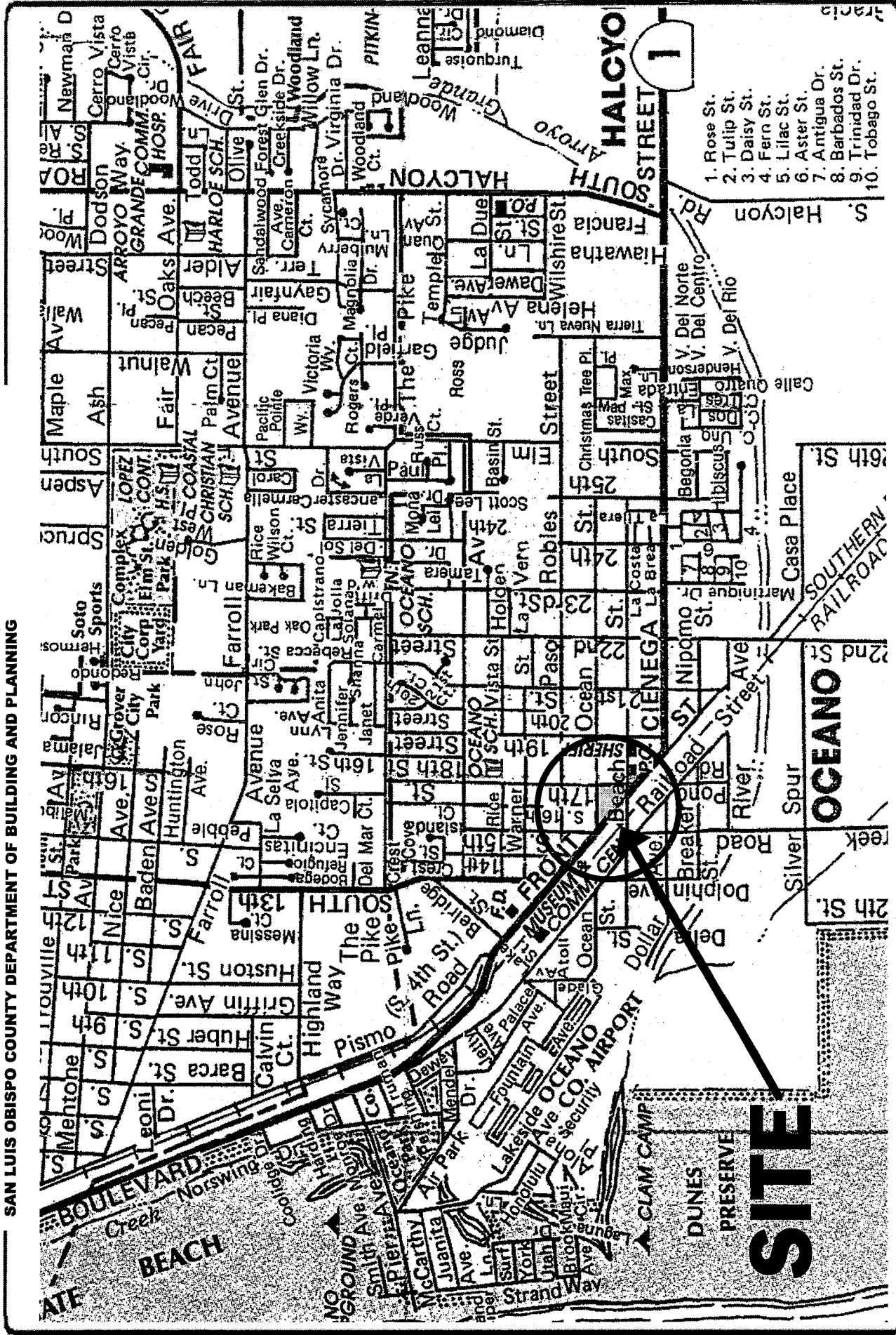
PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
\_\_\_\_ YES  
\_\_\_\_ NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
\_\_\_\_ NO (Please go on to Part III)  
\_\_\_\_ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

ALUC has no concerns  
. Aviation easement is required.

Date \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_



PROJECT

Minor Use Permit  
German DRC2004-00251

EXHIBIT

Vicinity Map





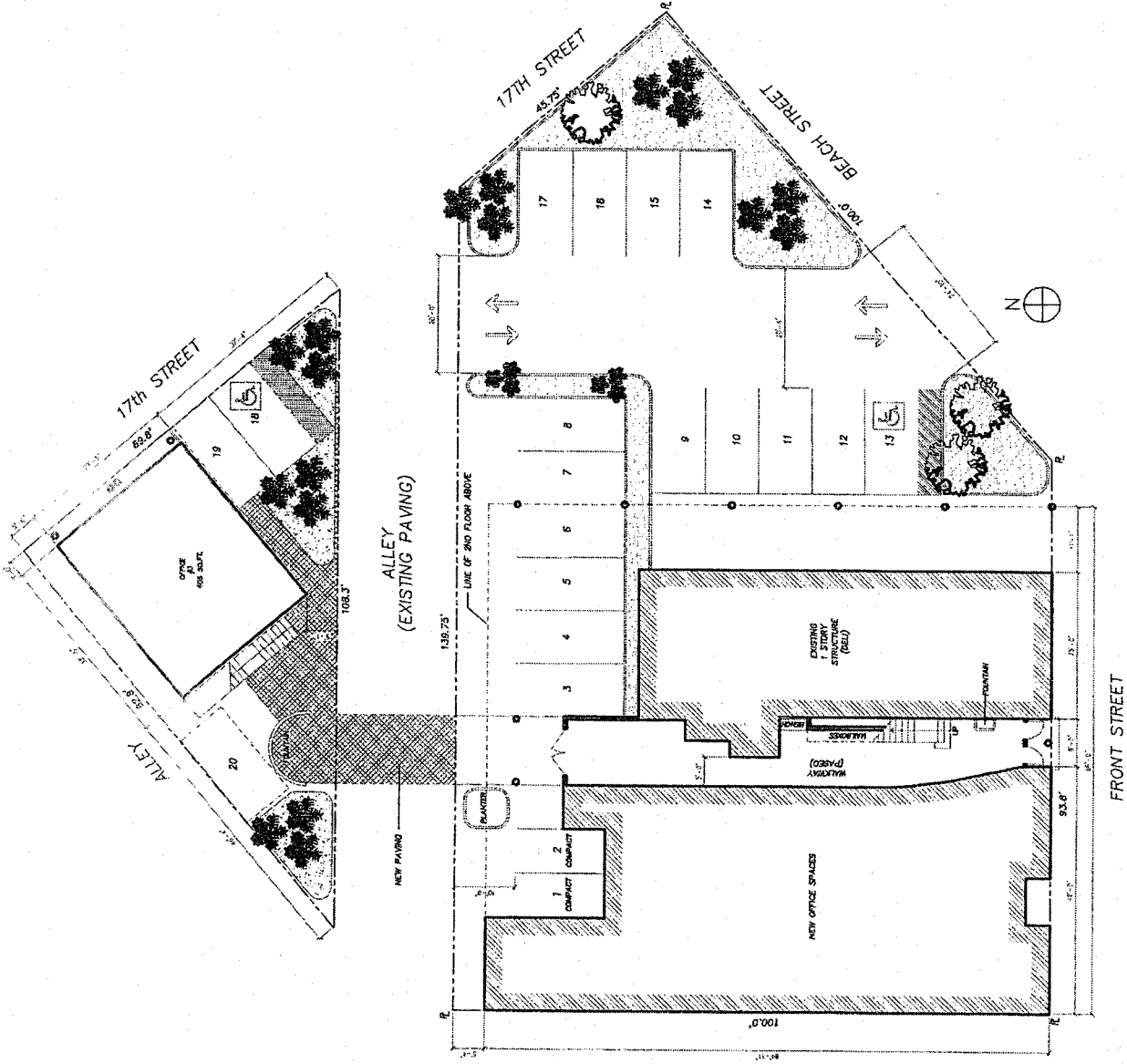
THIS ENTIRE MAP IS WITHIN THE AIRPORT REVIEW AREA

# LET'S



Minor Use Permit  
German DRC2004-00251

Land Use Category



PROJECT

Minor Use Permit  
German DRC2004-00251

EXHIBIT

Site Plan

